



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 4, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**
28.041
M0122040

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LAGUNA DOMINGUEZ FLOOD CONTROL SYSTEM-DOMINGUEZ CHANNEL
PARCEL 1 - GRANT OF EASEMENT - CITY OF HAWTHORNE
SUPERVISORIAL DISTRICT 2
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Final Environmental Impact Report dated June 2001 and the subsequent Notice of Determination for "The Exchange" project, prepared by the City of Hawthorne and filed with the County Clerk on December 18, 2001; find that granting of an easement over Laguna Dominguez Flood Control System-Dominguez Channel, Parcel 1, to the City of Hawthorne is within the scope of the Final Environmental Impact Report for "The Exchange" project; and find that these actions reflect the independent judgment of the Los Angeles County Flood Control District.
2. Approve the grant of an easement for vehicular bridge purposes from the Los Angeles County Flood Control District to the City of Hawthorne within Laguna Dominguez Flood Control System-Dominguez Channel, Parcel 1 (3,000± square feet), for \$22,500. Parcel 1 is located southeasterly of the intersection of 120th Street and Crenshaw Boulevard, in the City of Hawthorne.
3. Instruct the Chair to sign the enclosed Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to grant an easement for bridge purposes over Dominguez Channel, Parcel 1, to the City of Hawthorne. The easement is located southeast of the intersection of 120th Street and Crenshaw Boulevard, in the City of Hawthorne.

The City of Hawthorne requested the easement for vehicular bridge purposes to allow access from Crenshaw Boulevard in connection with the development of a neighborhood shopping center. The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interest.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

FISCAL IMPACT/FINANCING

The developer, on behalf of the City of Hawthorne, has paid the appraised value of \$22,500 for the easement. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The enclosed Easement has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The California Environmental Quality Act requires public agency decision makers to document and consider the environmental implications of their actions. The City of Hawthorne is the lead agency for this project.

The Notice of Determination for "The Exchange" project was filed by the City of Hawthorne on December 18, 2001. The recommended findings are in accordance with the California Environmental Quality Act and are required prior to your Board's granting of this easement.

The Honorable Board of Supervisors
June 4, 2003
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DKW:ayc
P2:BDDKW5

Enc.

cc: Auditor-Controller (Accounting Division - Fixed Asset Unit)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

City of Hawthorne
4455 West 126th Street
Hawthorne, CA 90250-4482

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER
TAX PURSUANT TO SECTION 11922 OF THE REVENUE &
TAXATION CODE
THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:

4056-031-904 (Portion)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District," does hereby grant to the CITY OF HAWTHORNE, a municipal corporation, hereinafter referred to as "City", a perpetual easement for a vehicular bridge and appurtenances in, on, over and across the real property in the City of Hawthorne, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions which City, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes, provided, however, that the District shall not have the right to remove or modify or require the removal or modification of any bridge that is constructed across such land in accordance with the conditions set forth in this Easement.
2. City agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under and across the land herein-described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. The District does not accept ownership or responsibility for the improvements.

File with: LAGUNA DOMINGUEZ FLOOD CONTROL SYSTEM
DOMINGUEZ CHANNEL 1
28-RW 1.2
S.D. 2

M0122040

3. City agrees that it will indemnify and save harmless District, its officers, agents or employees from any and all liability, loss or damage to which District, its officers, agents and/or employees may be subjected as the result of any act or omission by City, its officers, agents or employees arising out of the exercise by City, its officers, agents or employees of any of the rights granted to it by this instrument.
4. It is expressly understood that District will not be called upon to construct, repair, maintain or reconstruct any structure or improvements to be erected or constructed pursuant to this Easement.
5. The grant of easement and the provisions contained in this Easement shall inure to the benefit of and shall be binding upon City, its successors and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following City's exercise of these easement rights to construct such structures and improvements, City agrees to pay on behalf of District that part of any such assessment levied against the District which is based on the value contributed to that area by City's said improvements. In the event of multiple owners of portions of such area such assessment shall be allocated based on acreage.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

Approved as to form and content
LLOYD W. PELLMAN, County Counsel

By _____
Deputy

OG:adg

P:\Conf\DOMINGUEZ 1

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed or grant to the City of Hawthorne, a municipal corporation, is hereby accepted under the authority of Resolution No. _____ of the City Council og dsif Vity adopted on _____, and the Grantee consents to the recordation of said deed or grant by its duly authorized officer.

Dated _____

By _____

File with: **LAGUNA DOMINGUEZ FLOOD
CONTROL SYSTEM-
DOMINGUEZ CHANNEL 1
28-RW 1.2
A.P.N. 4056-031-904 (portion)
T.G. 733(G1)
I.M. 069-177
Second District
M0122040**

LEGAL DESCRIPTION

(Grant of easement for vehicular bridge and appurtenances)

That portion of that certain 100-foot wide strip of land in the southwest quarter of Section 11, Township 3 South, Range 14 West, S. B. M., described as PARCEL NO. 1 in a Final Judgment, had in Superior Court Case No. 518237, a certified copy of which is recorded in Book 24707, page 69, of Official Records, in the office of the Recorder of the County of Los Angeles, within a strip of land 30 feet wide, lying 15 feet on each side of the following described line:

Beginning at a point in the easterly side line of said PARCEL NO. 1, distant northerly along said easterly side line 620.85 feet from the southerly line of said PARCEL NO. 1; thence westerly, at right angles from said easterly side line, a distance of 100 feet to the westerly side line of said PARCEL NO. 1.

Containing: 3,000± square feet

EXHIBIT A